

---

---

**Z-2513  
CITY OF LAFAYETTE  
R2 TO R2U**

**STAFF REPORT  
November 21, 2012**

---

---

---

---

**Z-2513**  
**CITY OF LAFAYETTE**  
**R2 TO R2U**

**Staff Report**  
**November 21, 2012**

---

---

**REQUEST MADE, PROPOSED USE, LOCATION:**

The City of Lafayette, who is also the owner, is seeking a rezone from R2 to R2U for a portion of lot 104 in Perrin's Addition. The site is currently unimproved and is located at the southwest corner of North 18<sup>th</sup> and Rainey Streets, commonly known as 628 North 18<sup>th</sup> Street, Lafayette, Fairfield 21 (SW) 23-4.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

The earliest zoning maps show this property with R3 zoning. In 1978, a rezone of the Perrin neighborhood was passed by City Council changing the zoning of this site to R2.

Other recent rezones in the area include the land east across 18<sup>th</sup> Street (formerly Kennedy Field) in 2006 from R1B to NB (Z-2285) and land one block north at Union and 18<sup>th</sup> Streets, which was rezoned from R3 to PDNR in 2009 for a CVS store (Z-2405).

**AREA LAND USE PATTERNS:**

This site is currently vacant and has been since around 2009 when the house on site was razed. The lot is 47' wide and 139' deep (6,533 square feet) with setbacks that create a building envelope of 16' x 54'. The R2 zone requires a lot width of 60' and a lot area of 7500 square feet.

Uses adjacent to the north, south and west are residential. East across 18<sup>th</sup> Street is a commercial building housing several family and social services.

**TRAFFIC AND TRANSPORTATION:**

The subject land is a corner lot with frontage on both Rainey Street (urban local) and North 18<sup>th</sup> Street (urban primary). Traffic counts taken in 2006 show that nearly 12,000 vehicles pass this site daily on 18<sup>th</sup> Street.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

City utilities serve this site.

**STAFF COMMENTS:**

Earlier this year the City of Lafayette purchased the property from the Commissioner's sale. The goal of this rezone, as well as the two other city-sponsored rezones on the agenda, is to make it easier to accommodate construction of a single-family home on this lot. While a single-family home is permitted in both the R2 zone and the R2U zone,

R2U allows for greater lot coverage, greater building coverage and reduced setbacks. If the home were built to R2 standards, it would need to be 25' from Rainey and 60' from 18<sup>th</sup> Streets, creating an unbuildable lot. The R2U zone would allow a single-family dwelling to be constructed with a 15' setback from 18<sup>th</sup> Street and 15' from Rainey, more in-line with existing neighboring houses.

Since the adoption of the zoning ordinance in 1998, staff has been working with different neighborhoods to determine where the urban zoning districts would be most appropriate. The urban zoning districts were tailor-made for pre-WW II neighborhoods like this one, where lots are narrower and buildings are located closer to the sidewalk. Staff supports this type of infill project that is important to maintain healthy neighborhoods.

**STAFF RECOMMENDATION:**

Approval